



~~June 20, 2006 CPC~~  
July 18, 2006 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06PR0363

Kroger Mid-Atlantic  
(Kroger Fuel Center)

Clover Hill Magisterial District  
Northeast Quadrant of Hull Street Road and Hicks Road

REQUEST: Site plan approval as required by conditions of zoning.

RECOMMENDATION

Staff recommends the applicant request a sixty (60) day deferral of this request for the following reason:

Ordinance requirements for an architecturally significant building and tower element at the northeast corner of the intersection of Hicks Road and Route 360 have not been addressed. Section 19-585.5, paragraph 5, states that the building shall either incorporate, or have adjacent to it, a bell or clock tower or vertical element or the site plan shall provide for dedication of space for construction of this vertical element by others.

The applicant has indicated a desire to dedicate space for the construction of the tower by others. If the applicant submits additional information regarding this requirement prior to the hearing, an addendum may be provided updating staff's recommendation. Reference the background portion of this report for further discussion of this issue.

GENERAL INFORMATION

Associated Public Hearing Cases:

96SN0228 – Development Options, Inc. and Boney Wilson & Sons, Inc.  
97PR0294 – Hannaford Bros. Co.

Developer:

Kroger Mid-Atlantic

Location:

Fronting approximately sixty-seven (67) feet on the north line of Hull Street Road, also fronting approximately 550 feet on the east side of Hicks Road and located in the northeast quadrant of the intersection of these roads. Tax ID 759-692-2165 (Sheet 11).

Existing Zoning and Land Use:

C-3; Vacant

Size:

2.3 acres

Adjacent Zoning and Land Use:

North - C-3; Commercial  
East - C-3; Residence  
West - C-3; Residence  
South - C-2; Commercial

BACKGROUND

This site plan is required to be submitted to the Planning Commission for review and approval by condition 13 of case 96SN0228.

Route 360 Corridor East Standards:

Compliance with the Route 360 Corridor East, corridor focus standards is required. With the exception of Section 19-585.5, paragraph 5, pertaining to provisions for an architecturally significant building at the northeast corner of the intersection of Hicks Road and Route 360, the applicant has demonstrated compliance with required landscaping, sidewalks, street trees and street lights pursuant to Sec. 19-585.5. Many of these required features were provided with the development of the existing Kroger (Site plan 97PR0294 – Hannaford Bros. Co.). Construction of the proposed Fuel Center will maintain and/or replace existing walks, trees and lights as needed to comply with ordinance standards and to accommodate the new development.

As noted above, the Route 360 corridor east standards require an architecturally significant building with a bell or clock tower or vertical element located at the northeast corner of intersection of Hicks Road and Route 360:

**Sec. 19-585.5. Route 360 corridor east: corridor focus; between Hicks Road, Route 360 and the proposed loop road.**

- (5) At the northeast corner of the intersection of Hicks Road and Route 360, an architecturally significant building shall be constructed. The building shall either incorporate, or have adjacent to it, a bell or clock tower or vertical element that has height of at least 50 feet, or the site plan shall provide for dedication of space for construction of a minimum 50 foot clock or bell tower by others. Such element shall be located within 25 feet of Route 360. There shall be no signs permitted on the tower or vertical element.

In lieu of constructing the vertical element, the applicant may provide for dedication of space for the construction of the clock or bell tower by others. It must be noted that the existing overhead power lines along Route 360 are in conflict with the stipulation that the vertical element be located within 25 feet of Route 360. Also, the narrow configuration of the parcel controlled by the applicant at the intersection of Route 360 and Hicks Road is not conducive to development of the building, tower, and associated site improvements (such as parking and required setbacks). Given the narrow configuration of the parcel and the conflict with overhead power lines, staff would support the dedication of space on this parcel for the vertical element, but in a location that is not in conflict with existing utilities.

Architecture:

The applicant has submitted architectural elevations with materials and colors specified to match the existing Kroger building. Staff recommends approval of the architectural elevations for the proposed gas canopy and building.

CONCLUSIONS

Staff recommends deferral of this request to allow the applicant time to address the outstanding issues noted herein.

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CASE HISTORY

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Planning Commission Meeting (6/20/06):

On their own motion, the Commission deferred the request to the July 18, 2006, public hearing.

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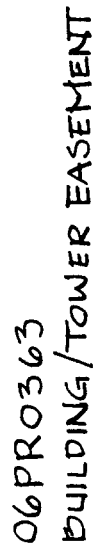


06PR0363

 KROGER FUEL CENTER

600 0 600 Feet

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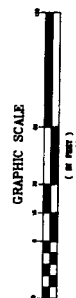
KROGER LIMITED PARTNERSHIP I  
2821 HICKS ROAD  
DB 3884, PG 407  
GPN 759-593-0608-00000

EDWARD M. & NANCY K. SNEAD  
8280 HALL STREET ROAD  
DB 2091, PG 296  
CPIN 758-692-6088-000000

ROGER LIMITED PARTNERSHIP  
8200 HULL STREET ROAD  
DB 3804 , PG 407  
PB 112, PG 32  
EPN 759-002-2165-00000  
2 311 AC25

BONEY WILSON & SONS, INC  
2807 HICKS ROAD  
DB 3880, PG 522  
PB 112, PG 32  
CIN 758-692-7282-00000

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
1	44.78	50.00	28.51	53.53°	50° 30' 31"	44.83
2	76.00	50.00	47.60	87° 13'	50° 30' 31"	68.85
3	181.80	100.00	61.13	109° 48'	48° 23' 31"	181.54
4	74.88	50.00	44.54	85.51°	44.5° 30' 31"	64.15
5	27.00	24.00	13.52	72° 00'	47° 23' 31"	24.99



TBM  
TOP OF VDOT STONE  
No. 1044 GPS PT. 101  
ELEVATION=274.10

### Existing Conditions Plan of Land

**Sv-1**

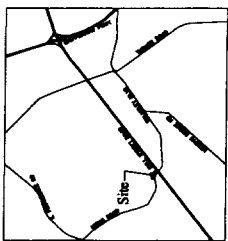
DAVID F. PUGH  
M.D. 283Y  
03-27-08

COMMONWEALTH OF VIRGINIA  
COMPTROLLER GENERAL

Project Number: 1 1  
Page: 1 1  
Printed Date: 03/26/08

THE UNIVERSITY OF CHICAGO

06PRO363-1



Vicinity Map  
(Not to Scale)

Curve	Length	Radius	Station	Clear Distance
C1	14.76	14.76	0+00.00	4.00
C2	14.76	14.76	0+14.76	4.00
C3	14.76	14.76	0+29.52	4.00
C4	14.76	14.76	0+44.28	4.00

Curve Table

### Zoning Summary Chart

Zoning District	CS - Community Business District
Overlay District	None
Zone	CS-1
Zone Description	Community Business District
Zone Purpose	Community Business District
Zone Height	35 FT
Zone Setback	5 FT
Zone Floor Area Ratio	0.5
Zone Floor Area	1,750 SQ FT
Zone Floor Area Ratio	0.5
Zone Floor Area	1,750 SQ FT

CS-1: COMMUNITY BUSINESS DISTRICT  
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### Sign Summary

Sign	Quantity	Notes
1	1	AS SHOWN TO BE SUBMITTED AND DETAIL

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### Development Summary

Applicant: Kroger Mid-Atlantic  
ATTN: Mr. Tim Cohn  
12201 South Chalkley Road  
Chant, VA 23831  
TEL: (804) 748-6112  
FAX: (804) 748-7811

Project No.: 759-692-2165-0000

Period Zoning: C3 - Community Business District

Related Zoning: None 360 Corridor East

Overlay District: Chesapeake Bay Preservation

Proposed Use: Fuel Center

Site Lot Area: 42.36 ac

Height of Building: 415.5 ft. Top of Overhang

Ground Floor Area: 4117 sq. ft. Monitoring Building

Water: Public

Wetlands On Site: No

Wetlands Permits Required: No

EMAP/REA On Site: Yes (See C.B.P.O. Near This Sheet)

Dispersed Acreage: 1.50 ac

Impervious Acreage: 0.63 ac (27% of Site)



VHB  
Verrasse Hargrove Brantley, Inc.  
115 South 1st Street, Suite 200  
Chesapeake, VA 23822  
TEL: (804) 748-6112  
FAX: (804) 748-7811



Kroger  
12201 South Chalkley Road  
Chant, Virginia 23831  
904-748-6112 FAX 904-748-7811



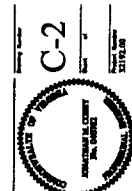
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Item	Quantity	Notes
1	1	AS SHOWN TO BE SUBMITTED AND DETAIL

Kroger R-501 Fuel Center  
#268 Hall Street Road  
Chesapeake, Virginia  
Chesapeake Bay Preservation District  
County Review

Not Approved for Construction

Layout and Materials Plan

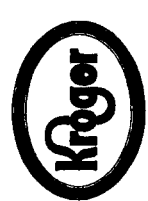


3/1/2006 J.M.W.

NOTES:  
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Vermorel Engineers & Architects, Inc.  
Transportation  
Land Development  
Environmental Services  
111 South 11th Street, Suite 200  
Arlington, Virginia 22219  
800-551-1111 FAX 703-243-1113



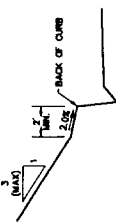
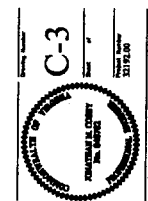
1201 South Chalkley Road  
Arlington, Virginia 22219  
800-551-1111 FAX 703-243-1113



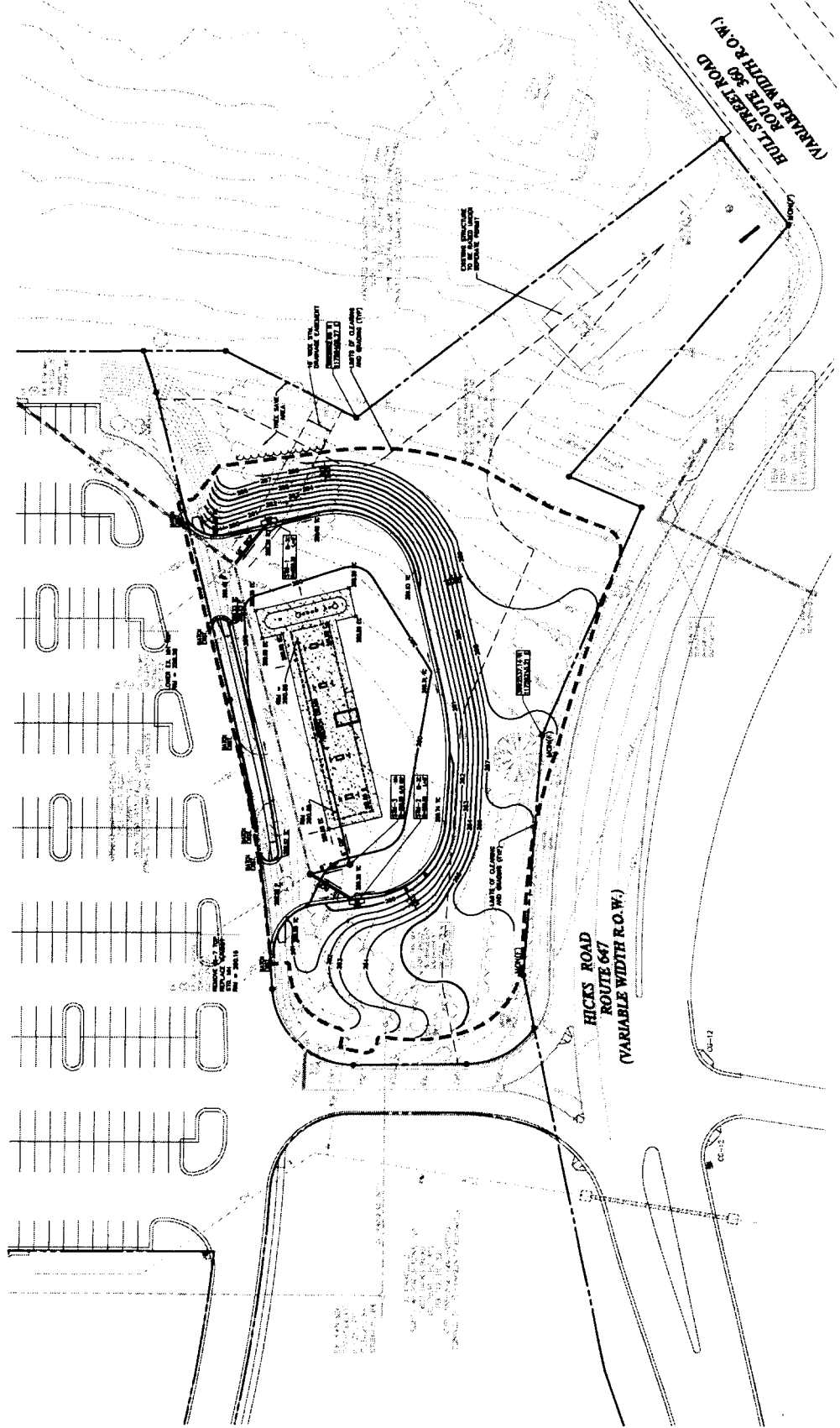
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Project No.	111111
Client	Kroger R-501 Fuel Center
Location	8248 Hull Street Road Charlottesville, Virginia Clover Hill Magisterial District
County Review	
Not Approved for Construction	

Grading and  
Drainage Plan

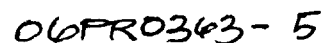


GRADING DETAIL  
K-12

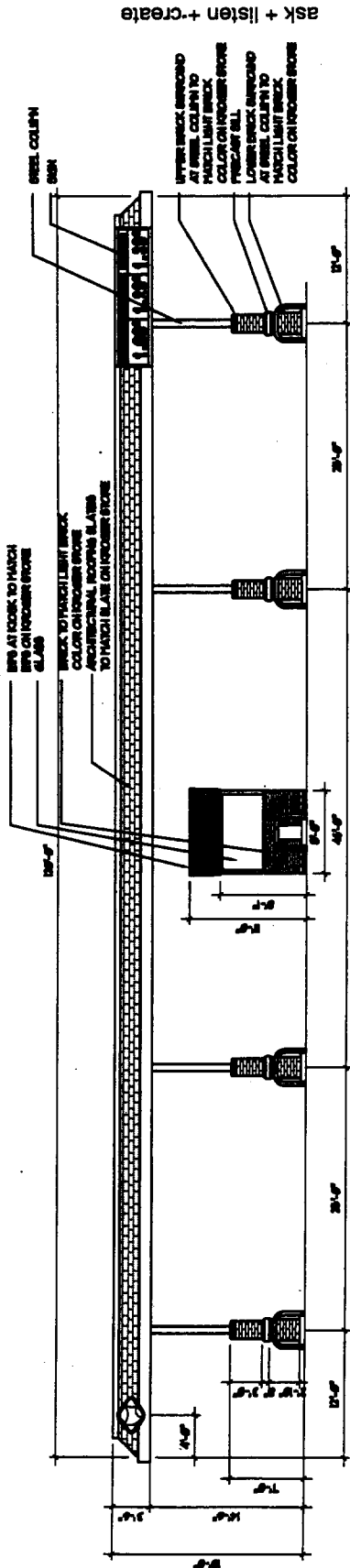






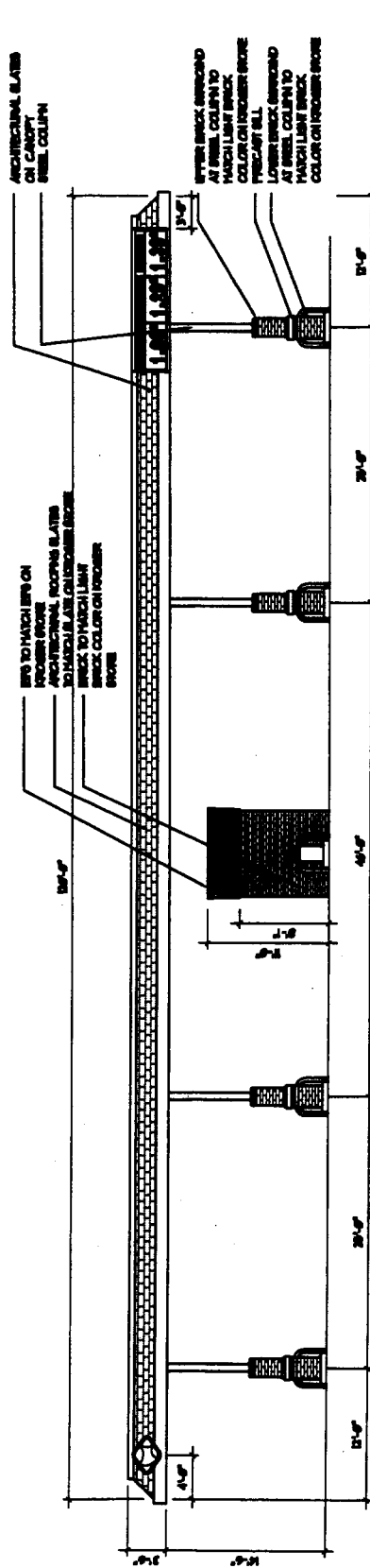


06PRO363-6



## PROPOSED FRONT ELEVATION

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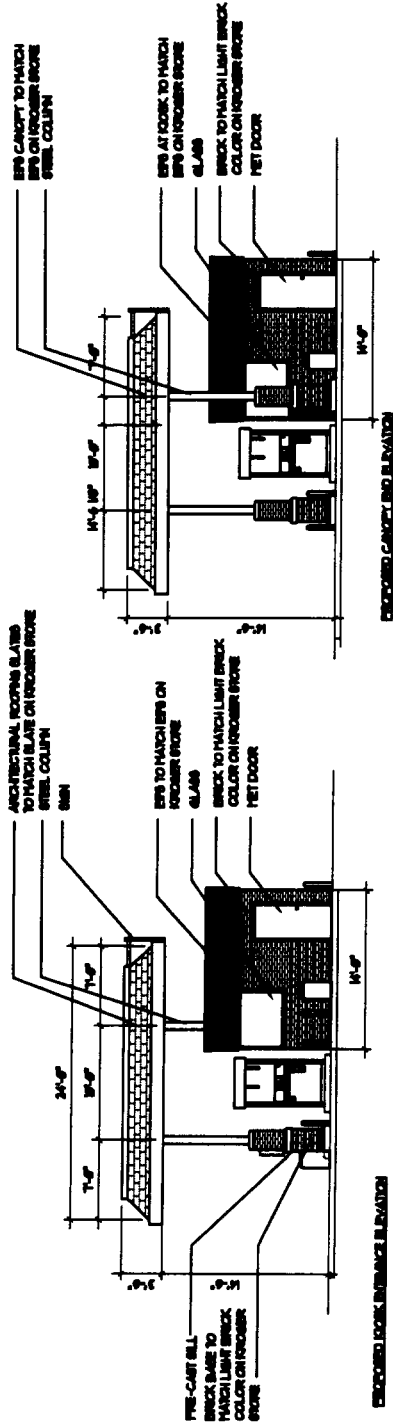


## PROPOSED BACK ELEVATION

SCALE 1/16" = 1'-0"

OWNER: KROGER  
PROJECT NAME: R501 FUEL CENTER  
DESCRIPTION: ELEVATIONS  
JOB NO: 2060238  
DWG REF: \_\_\_\_\_  
DATE: 06/10/06  
ISSUE NO: \_\_\_\_\_  
SHEET: 1

A-1



## PROPOSED SIDE ELEVATIONS

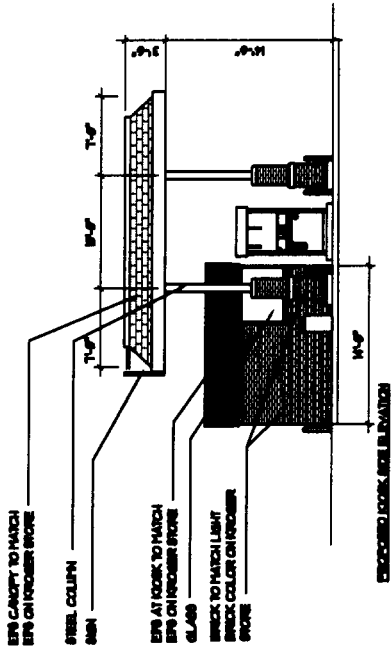
SCALE: 1/8" = 1'-0"

OWNER: **KROGER**  
PROJECT NAME: **R501 FUEL CENTER**  
DESCRIPTION: **ELEVATIONS**  
JOB NO: **2060230**  
DWG REF: \_\_\_\_\_  
SCALE: **1/8" = 1'-0"**  
DATE: **06/01/06**  
ISSUE NO: **A-1**  
SHEET: **2**

Baskervill

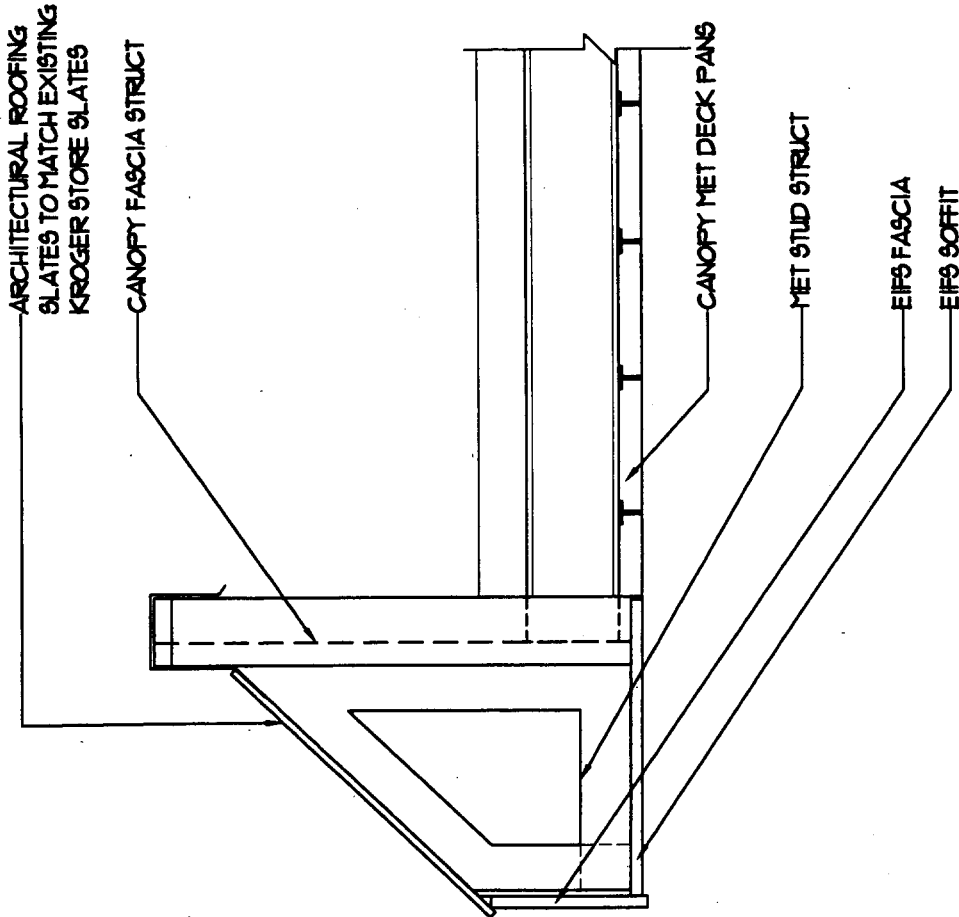
06PRO363-8

ask + listen + create



PROPOSED SIDE ELEVATIONS

OWNER:	KROGER	DATE:	06/01/06
PROJECT NAME:	RS01 FUEL CENTER	ISSUE NO:	A-1
DESCRIPTION:	ELEVATIONS	SHEET:	3
JOB NO:	2060236	SCALE:	1/16" = 1'-0"
DWG REF:			



# CANOPY DETAIL 5A

0 6" 1'-0" 2'-0" 4'-0"  
SCALE: 3/4" = 1'-0" A-201

OWNER: KROGER  
PROJECT NAME: ~~R501 FUEL CENTER~~  
DESCRIPTION: ELEVATIONS  
JOB NO: 2060238  
DWG REF: \_\_\_\_\_  
DATE: 06/01/06  
ISSUE NO: A-1  
SHEET: 4

Baskervill